

**By Email**

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Dear Nicola,

Re: New City Court – Daylight, Sunlight and Overshadowing and Borough Market

You have instructed GIA to review the potential Overshadowing effects that the proposed AHMM Architects proposal may have on Borough Market, London. This is in response to consultation feedback received from The Trustees of Borough Market Southwark ("TBMS"). In addition to potential Overshadowing effects to the market, TBMS have also queried potentially adverse impacts to the Daylight and Sunlight enjoyment to residential dwellings at No. 8 Borough High Street and on the upper floor of The Globe Public House. Each of the receptors are discussed within this response.

The following text should be read in conjunction with the Transient Overshadowing assessment and which has been appended to the Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution ES chapter (Appendix 13.3) and the further Daylight and Sunlight analysis undertaken and appended to this document. GIAs analysis has been undertaken in accordance with the BRE Guidelines: Site layout planning for daylight and sunlight: a guide to good practice (BR 209).

Borough Market (Overshadowing Impact)

A full Transient Overshadowing Study ("TOS") is included within the Environmental Impact Assessment ("EIA") included within the planning application. This is appended to this document for ease of reference. The TOS covers the entire extended boundary of the Market, including all open areas and glazed roofing as well as the outdoor area between the Market and Southwark Cathedral. It should be noted that some areas of the Market are already in shadow which is cast by existing buildings and structures, namely the existing buildings along Borough High Street, the Market itself and the railway tracks leading from London Bridge Station.

GIA understand that Borough Market is open to the public from 10:00 GMT until 17:00 GMT from Monday to Thursday, 10:00 GMT until 18:00 GMT on Friday, from 08:00 GMT to 17:00 GMT on Saturday and closed on Sunday. Shadowing results have been provided for all operational hours.

In relation to the proposed effects, the BRE Guidelines recommend that the overshadowing assessment is undertaken on the 21st March (Spring Equinox) as this provides an indicative average level of shadow. In addition to the BRE recommendation, GIA have also presented overshadowing results covering the 21st December (Winter Solstice) and 21st June (Summer Solstice) in order to provide a more comprehensive overview of the yearly impact. The impacts at each interval are summarised below:

21st March:

The TOS analysis demonstrates that the glazed roof of the main trading area within Borough Market is unaffected from approximately 10.00 GMT until sunset but may experience additional shadow for approximately one hour and a half from 8.30 GMT to 10.00 GMT on March 21st. Whilst there may be a small and transient shadow cast in the early morning hours, no stall or trader is likely to incur any prolonged shadow, as the shadow traverses over a large area during this short time period.

DATE / REF

27/06/2019

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21st June:

There will be a small degree of additional shadow cast on the southern corner of the market around 09:30 BST to 11:30 BST, however, this shadow predominately traverses the existing buildings on Borough High Street and only affects a small area of the Market for a short period of time.

21st December:

In the winter solstice, large portions of the market will already be in shadow due to the sun's lower position in the sky. The proposed development will create a small degree of additional shadowing on the north east corner of the market which will occur between 09:30 GMT and 11:00 GMT. The vast majority of the market will not experience any additional shadow on this date.

Conclusions:

For the majority of its operational period, Borough Market will continue to receive direct sunlight through the openings on the glazed roof and in the outdoor areas. The assessment undertaken by GIA considers the entirety of the Market area, however, it should be noted that as the shadow is constantly moving, individual stalls and traders will only experience a fraction of the shadowing effects recorded to the Market itself. The 21st March analysis demonstrates that at no point after 12:00 GMT throughout the course of the year will any part of the Market experience additional shadow and for the most part, any additional shadow will be in the early morning and will have passed in time for weekday opening hours (10:00 GMT), with the exception of Saturdays when the Market opens earlier at 08:00 GMT. Where small pockets of additional transient shadowing have been identified, these vary between assessments, however, in each instance, the shadowing effect is considered to be minor to negligible.

8 Borough High Street and The Globe Public House

GIA have been asked to consider the potential reduction in Daylight and Sunlight to a residential unit at 8 Borough High Street and flats on the upper floor of The Globe Public House. In the first instance, it should be noted that 8 Borough High Street is a commercial building and research into the Valuation Office Agency suggests that there is no registered residential accommodation. We have also checked online planning records and cannot determine where in the building the suggested residential dwellings are located. In the absence of this information, we have assessed the totality of the building. In the case of The Globe Public House, GIA have identified residential living accommodation on the 2nd and 3rd and have sourced accurate floor plans to allow for a detailed assessment.

GIA's assessment of these two buildings has been summarised within the text below. Please refer to appendix 02 of this document for full tabulated results of the technical analysis. GIA have applied the same methodologies and assessment criteria to these buildings as those properties that have been included within the EIA. A full description of the methodologies and assessment criteria can be found in the EIA.

8 Borough High Street (Commercial):

GIA have assessed 58 windows serving 34 rooms within this building. Please note that in the absence of accurate floor plans, we have made reasonable assumptions as to the internal configuration of the rooms. Against the Vertical Sky Component (VSC), 58 out of 58 (100%) windows assessed meet the BRE criteria for VSC. Against the No Sky Line (NSL) 34 of the 34 (100%) of rooms assessed meet the BRE criteria for NSL. For Sunlight, 58 out of 58 (100%) windows assessed meet the BRE criteria for APSH. This property would therefore be classed as fully BRE compliant and would experience insignificant effects in EIA terms.

The Globe Public House (Residential 2nd and 3rd Floor):

GIA have assessed 6 windows serving 6 rooms within this building. GIA have been able to obtain accurate floor plans for this property which indicate residential use on the 2nd and 3rd floors (appendix 03). Against the Vertical Sky Component (VSC), 6 out of 6 (100%) windows assessed meet the BRE criteria for VSC. Against the No Sky Line (NSL) 6 of the 6 (100%) rooms assessed meet the BRE criteria for NSL. For Sunlight, 6 out of 6 (100%) of windows assessed meet the BRE criteria for APSH. This property would therefore be classed as fully BRE compliant and would experience insignificant effects in EIA terms.

Summary/Conclusion

Overall, GIAs overshadowing assessment demonstrates that Borough Market will only experience limited additional shadowing as a result of the proposed scheme. This shadowing effect will be transient in nature and largely limited to periods when the Market is closed to the public. GIA would consider the overshadowing impact to be insignificant and unlikely to affect visitors and traders alike.

In relation to 8 Borough High Street and the residential elements at The Globe Public House, GIA analysis confirms that all windows and rooms within these properties will remain fully BRE compliant for both Daylight and Sunlight and therefore experience an insignificant impact.

Yours sincerely,



Kevin Francis

Partner

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Encl. Appendix 01 – Daylight and Sunlight Results
Appendix 02 – Overshadowing Assessment
Appendix 03 – Floor Plans